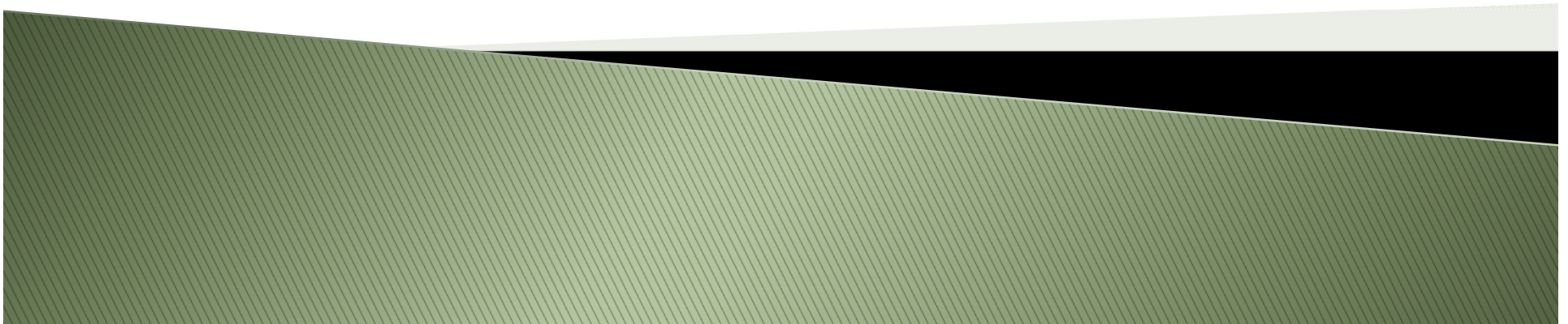


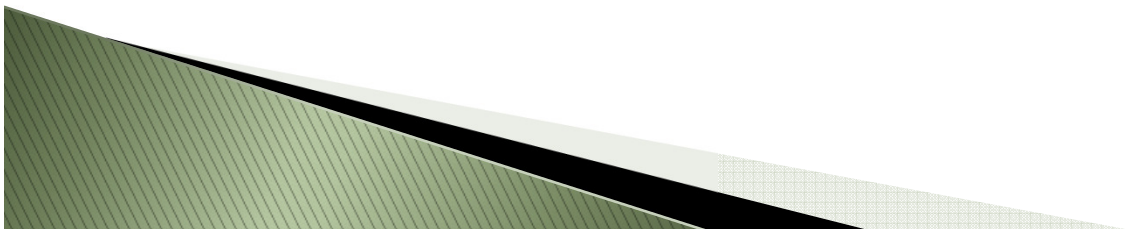
Fairgrounds / Racetrack Informational Public Meeting

August 12, 2014



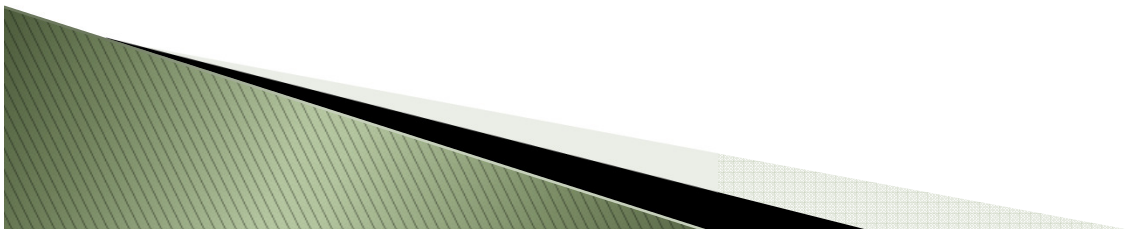
How this began

- ▶ Spring of 2013 a demolition derby promoter and a separate motocross promoter asked to use the existing Fairgrounds
- ▶ Several concerns were raised from residents
 - Noise
 - Interaction between motors and horses



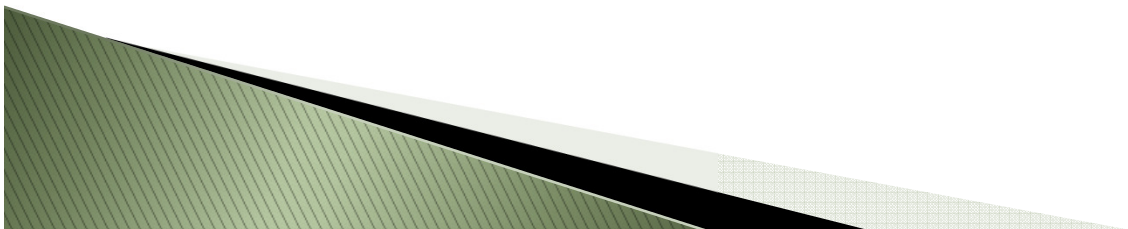
Fairgrounds Use Committee

- ▶ 13 members, from the Rodeo community, motocross community, surrounding land owners, City residents
- ▶ Found existing fairgrounds have three fatal flaws:
 - Adjoining residences – noise
 - Lack of parking
 - Challenging access



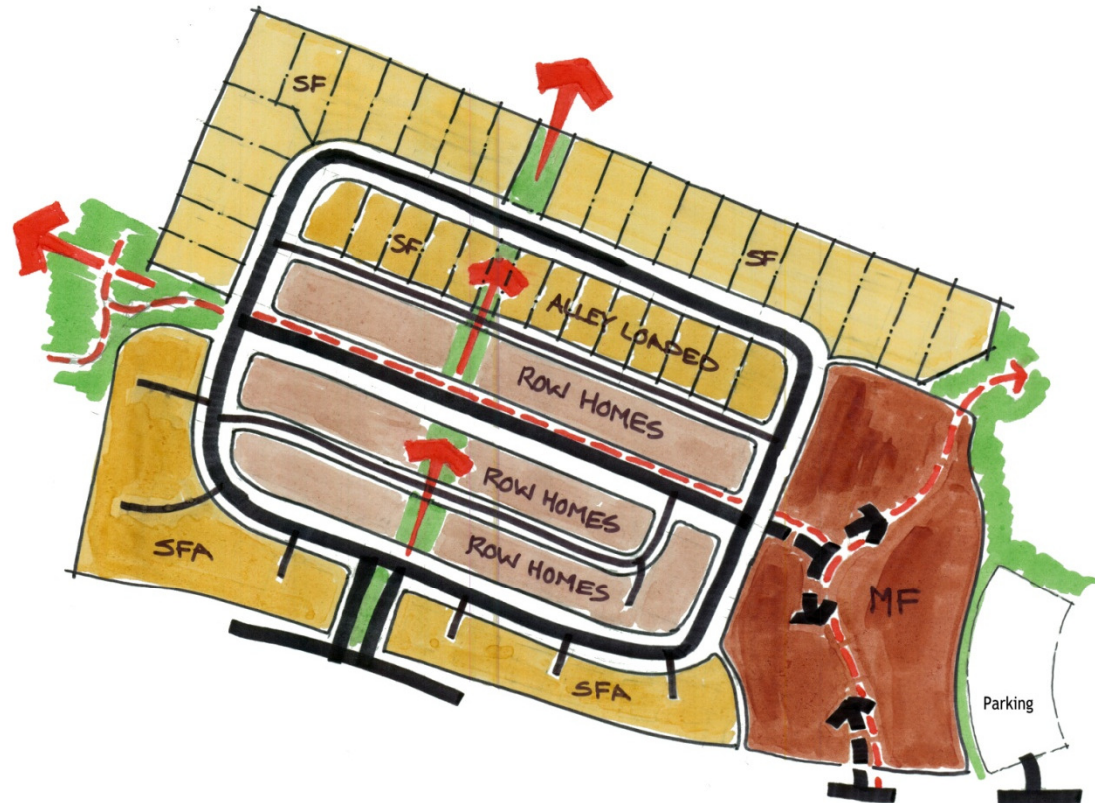
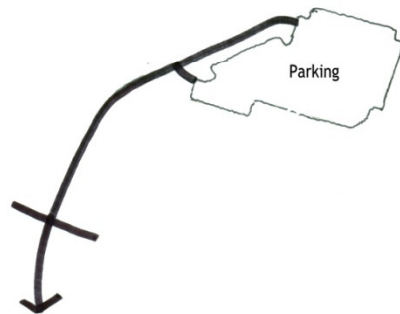
Recommendation

- ▶ Unanimous vote to relocate the Fairgrounds
- ▶ Studied six potential sites
 - Unanimous recommendation to relocate next to the High School
 - The school had had previous discussions that the property could be put to other uses



Potential Reuse

City of Sturgis
Conceptual Land Use Diagram
Fairgrounds Site
Presented March 24th-26th, 2014
Not to Scale
Prepared by KLJ



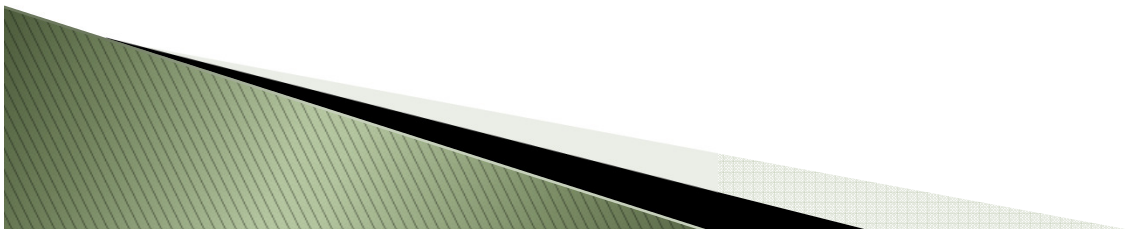
Abbreviations:
MF - Multi Family Residential
Row Homes - Condos, SFA
SF - Single Family Residential
SFA - Single Family Attached Residential (2-8 plexes)



Reuse of Fairgrounds

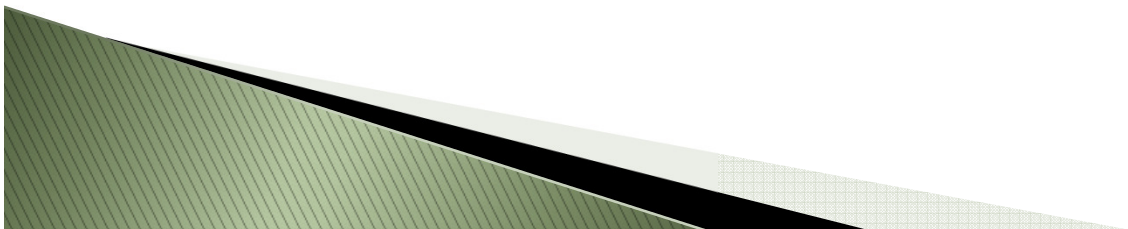
- ▶ Would not effect the existing ball fields and would allow for some additional parking
- ▶ Would create housing opportunities for up to 220 new housing units
- ▶ At 200 new housing units, valued at \$150,000

School Capital Outlay (.003%)	\$ 90,000
Retirements (.0003%)	\$ 9,000
<u>Special Education (.001487%)</u>	<u>\$ 44,610</u>
Total Annual new School revenue	\$143,610
- ▶ New City revenue (0.75%) approx. \$225,000 (8% added revenue)



Proposal

- ▶ Would relocate the track and rodeo grounds.
 - Not the ball fields
- ▶ Allows the existing Fairgrounds to be reused
- ▶ Provide separated facilities for rodeo and ½ mile track
- ▶ Public/Private partnership where the facility is developed and operated by the private sector
- ▶ Would provide a space for the three annual existing events and opportunities for numerous new events



Potential events

Equestrian Events

PRCA Wild West Days
National Regional High School
Rodeo

Fitness and Outdoor

Trail running
Adventure Races
Mud Runs
Cross Fit Games

Racing

Outdoor National Motocross Event
Regional Motocross Races
Amateur Motocross Races
Flat Track Races

Cycling Events

Mountain Biking
BMX
Rode Bike

ATV & Side-by-Side

General course use
Professional races
Amateur Races

Summer Events

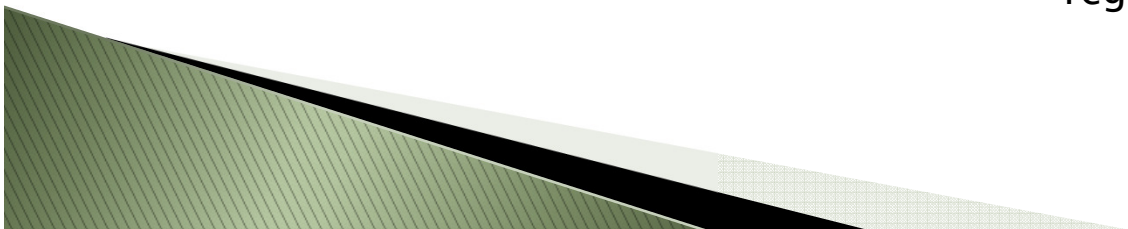
Dew Tour/X-Game Style
Car Club Rally (similar to
Mustang Days)

Winter Events

Dew Tour/X-Game Style
Snowmobile Racing

Truck Races

Professional Short Course Off-
Road
Truck Racing (national and
regional
events)













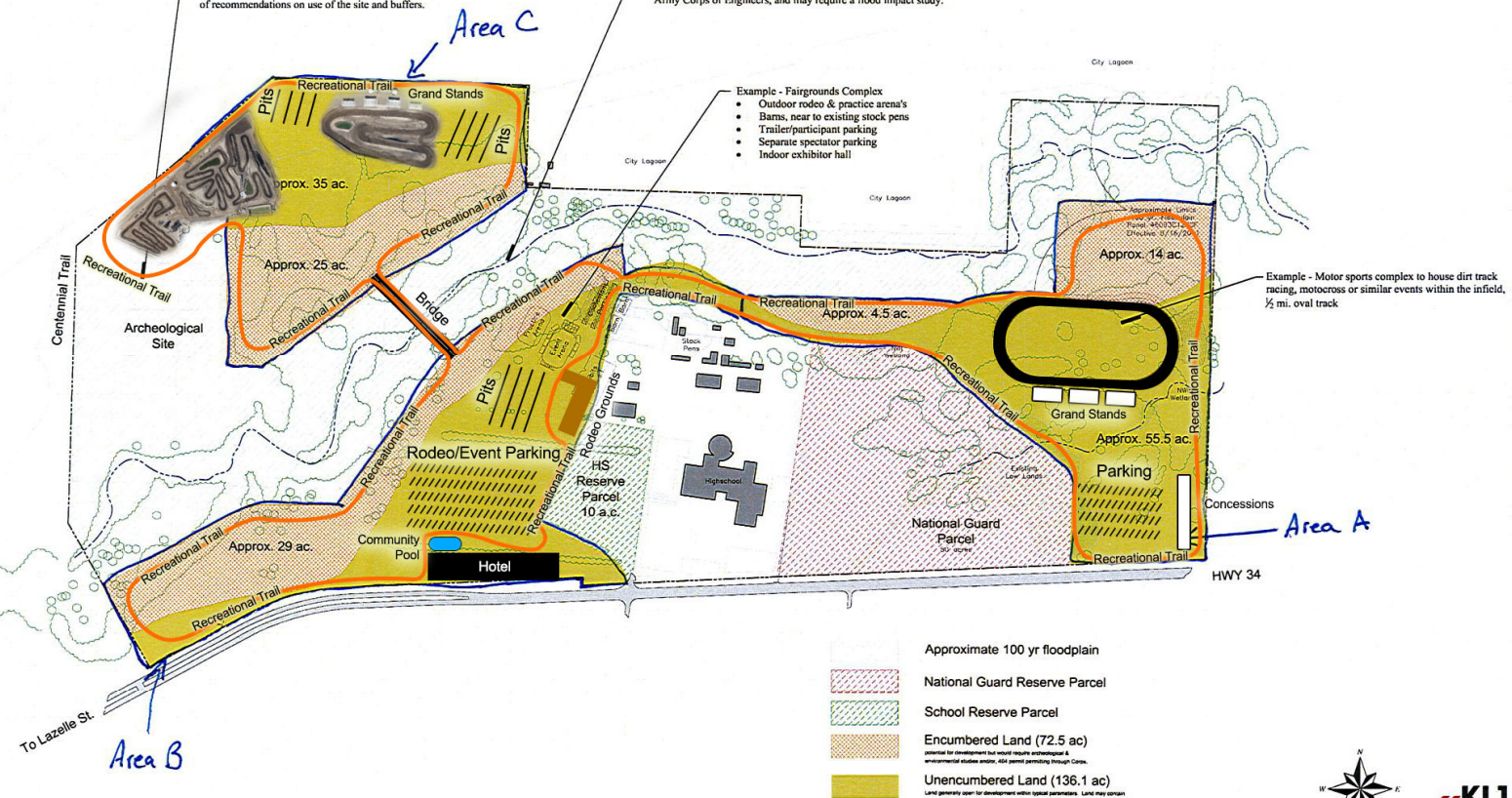
City of Sturgis

Available Land Study

School Site

Note: Access to the land north of the creek will require some sort of vehicular crossing to accommodate emergency & maintenance vehicles, as well as transportation in compliance with the American's with Disabilities Act. It is common to require at least two points of emergency access. Any crossing of the creek, or any improvements (including pedestrian bridges, roads, paths, fill dirt, earth moving, etc.) will require, at a minimum a 404 permit to be issued by the Army Corps of Engineers, and may require a flood impact study.

Note: The actual limits of the archeological area has not been determined, any development in the area would benefit from an archeological study, inclusive of recommendations on use of the site and buffers.



DISCLAIMER

THE CONCEPT SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY AND DOES NOT DENOTE FINAL ALIGNMENTS, LAYOUTS, LAND USES, AMENITIES, LANDSCAPING, ZONING OR OTHER. ACTUAL ZONING, LAYOUTS, USES, SITE PLANS, ETC. WILL BE DETERMINED BY ACTUAL ENGINEERS DRAWINGS PER THE CITY OF STURGIS, SD., MUNICIPAL CODES.

Approximate 100 yr floodplain

National Guard Reserve Parcel

School Reserve Parcel

Encumbered Land (72.5 ac)

environmental studies and/or, 404 permit permitting through Corps.

Unencumbered Land (136.1 ac)



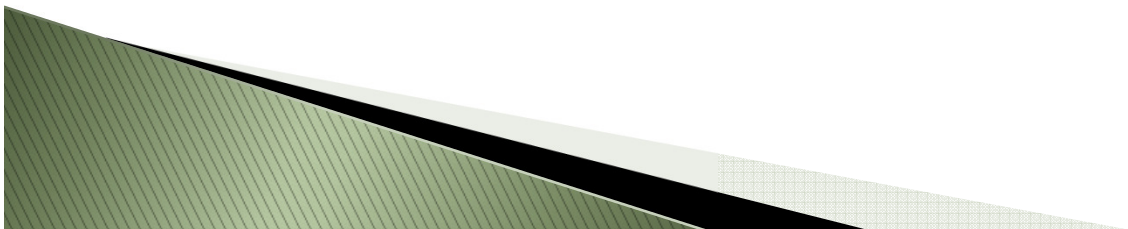
Scale: 1"=30X.



330 Kinswood Drive
Rapid City, SD 57701
607-721-5553

Summary

- ▶ Proposed site plan is a work in progress
- ▶ Allows for several different potential uses throughout the season
- ▶ Would provide additional business for our service industries (restaurants, hotels, gas stations).
- ▶ Would leverage the Sturgis name to expand the community's economy
 - Much like Indian Sturgis



Benefits to the School District

- ▶ Sales proceeds could be used to purchase needed land in other portions of the district
- ▶ Reuse of the existing Fairgrounds site would increase annual revenue for capital outlay and other School funds
- ▶ The City could swap some land with the school in order to facilitate additional future elementary growth
- ▶ The Klein Appraisal states “the highest and best use of the subject property would be of a commercial nature that takes advantage of the Sturgis Motorcycle Rally and Races”
 - The proposal
 - Leverages the Rally to add new events throughout the summer
 - Allows the District to receive the highest and best value for its asset
 - Brings recreational uses to a beautiful area of our community
 - Does not increase the cost burden of maintenance, like a traditional City park
 - Provides new excitement and a new draw for the annual Sturgis Rally

